

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		MARGARET ST, ARLINGTON

OWNERSHIP

Owner 1:	MAHER EILEEN T
Owner 2:	
Owner 3:	
Street 1:	62 MARGARET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	KUNZ DANIEL D -
Owner 2:	PURVIS NINA -
Street 1:	62 MARGARET ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2002, having primarily Clapboard Exterior and 2144 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	670,100			670,100
Total Card	0.000	670,100			670,100
Total Parcel	0.000	670,100			670,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	312.55	/Parcel:	312.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	658,100	0	.		658,100	658,100	Year End Roll	12/18/2019
2019	102	FV	642,100	0	.		642,100	642,100	Year End Roll	1/3/2019
2018	102	FV	583,800	0	.		583,800	583,800	Year End Roll	12/20/2017
2017	102	FV	523,000	0	.		523,000	523,000	Year End Roll	1/3/2017
2016	102	FV	523,000	0	.		523,000	523,000	Year End	1/4/2016
2015	102	FV	501,000	0	.		501,000	501,000	Year End Roll	12/11/2014
2014	102	FV	476,400	0	.		476,400	476,400	Year End Roll	12/16/2013
2013	102	FV	476,400	0	.		476,400	476,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KUNZ DANIEL D	46287-187		10/17/2005		565,000	No	No	
WHELAN THOMAS J	35875-389		7/12/2002		449,900	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA

Type:	8 - Condo TnHs.		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:	N - NONE		

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt:	2002
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1									# Units: 1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals													
		RM:s: 6				BR:s: 3			Baths: 2		HB 1		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	VG - Very Good	5.1
Functional:		
Economic:		
Special:		
Override:		
	Total:	5.1

CALC SUMMARY

Basic \$ / SQ:	245.00
Size Adj.:	0.77985072
Const Adj.:	0.99989998
Adj \$ / SQ:	191.044
Other Features:	57250
Grade Factor:	1.21
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	706110
Depreciation:	36012
Depreciated Total:	670098

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,144	191.040	409,59
Net Sketched Area:		2,144	Total:	409,59
Size Ad	2144	Gross Are	2144	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
9						
4						

IMAGE

AssessPro Patriot Properties, Inc

